



Entered on Docket  
March 09, 2010

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa  
United States Bankruptcy Judge

**WILDE & ASSOCIATES**

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Wells Fargo Bank, N.A.  
10-70051

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In Re:

Pamela A. Ruckel, Pamela A. Ruckel

Debtors

BK-09-20232-mkn

Date: 2/10/2010  
Time: 1:30 PM

Chapter 13

**ORDER VACATING AUTOMATIC STAY**

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to Secured Creditor Wells Fargo Bank, N.A., its assignees and/or successors in interest, of the subject property, generally described as 10625 Magazzini Court, Las Vegas, NV 89141, and legally described as follows:

**PARCEL I:**

LOT 104 IN BLOCK "A" OF THE PLAT OF BELLA VICENZA AT SOUTHERN HIGHLANDS, UNIT I (A COMMON INTEREST COMMUNITY), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 95 OF PLATS, PAGE 66 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**PARCEL II:**

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS OVER THE "PRIVATE STREETS AND ENTRIES" AND OTHER "COMMON ELEMENTS" OF THE COMMUNITY AS PROVIDED FOR, IN AND SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTHERN HIGHLANDS RECORDED JANUARY 6, 2000 IN BOOK 20000106 AS DOCUMENT NO. 01678, OFFICIAL RECORDS AND BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELLA VICENZA RECORDED DECEMBER 27, 2000 IN BOOK 20001227 AS DOCUMENT NO. 00136, OFFICIAL RECORDS.

IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give Debtors at least five business days' notice of the time, place and date of sale.

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1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby  
2 withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee of  
3 the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its secured  
4 Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the foreclosure sale.

5  
6 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

7 Submitted by:

8 **WILDE & ASSOCIATES**

9 By: \_\_\_\_\_  
10 **Gregory L. Wilde, Esq.**  
11 Attorney for Secured Creditor  
12 212 South Jones Boulevard  
Las Vegas, Nevada 89107

13 APPROVED / DISAPPROVED

14 By: \_\_\_\_\_  
15 Frank J. Sorrentino  
16 1118 E. Carson Ave.  
Las Vegas, NV 89101  
Attorney for Debtor(s)

17 Nevada Bar No: \_\_\_\_\_

18  
19 APPROVED / DISAPPROVED

20 By: \_\_\_\_\_  
21 Kathleen A Leavitt  
22 201 Las Vegas Blvd., So. #200  
Las Vegas, NV 89101  
Chapter 13 Trustee

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1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 ☐ The court waived the requirements of LR 9021.

3 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 ☐ No parties appeared or filed written objections, and the trustee is the movant.

5 ☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10 ☐ approved the form of this order ☐ disapproved the form of this order

11 ☐ waived the right to review the order and/or ☒ failed to respond to the document

12 ☐ appeared at the hearing, waived the right to review the order

13 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15 ☐ approved the form of this order ☐ disapproved the form of this order

16 ☐ waived the right to review the order and/or ☒ failed to respond to the document

17 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
20 respond, as indicated below.

21 Debtor's counsel:

22 ☐ approved the form of this order ☐ disapproved the form of this order

23 ☐ waived the right to review the order and/or ☐ failed to respond to the document

24 ☐ appeared at the hearing, waived the right to review the order

25 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

☐ approved the form of this order ☐ disapproved the form of this order

☐ waived the right to review the order and/or ☐ failed to respond to the document

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
written objection.

Submitted by:

/s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor